

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON

In re

No. 15-40334

DICKSON MANG JR.,

REPORT OF SALE

Debtor.

Kathryn A. Ellis, Trustee in the above-mentioned case, submits this Report on Sale.

Property Sold:
Purchaser:

5419 Courtney St SE, Olympia, WA
Diep Huynh

Gross Sales Price:	\$267,000.00
Plus buyer's premium:	\$15,000.00
Plus credit to estate for property taxes:	\$577.61
Plus credit to estate for HOA dues:	\$63.70
Less 1 st mortgage - Wells Fargo Home Mortgage:	\$240,295.94
Less HOA lien:	\$777.59
Less utility lien:	\$350.00
Less realtor commission:	\$16,020.00
Less HOA transfer fees:	\$405.00
Less excise tax:	\$5,029.60
Less seller's closing costs:	\$2,413.18
Less relocation assistance payment to debtor and spouse:	<u>\$2,350.00</u>
NET TO ESTATE:	\$15,000.00

DATED this 2nd day of November, 2017.

/s/ Kathryn A. Ellis
Kathryn A. Ellis, Trustee

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REPORT OF SALE - 1

KATHRYN A. ELLIS, ESQ.
5506 6th Ave S
Suite 207
Seattle, WA 98108
(206) 682-5002

File No./Escrow No.: 17-99434
Officer/Escrow Officer: Corinne Valentine

WFG National Title Company of
Washington, LLC
3120 Colby Avenue
Suite 100
Everett, WA 98201



Property Address: 5419 COURTNEY ST SE
OLYMPIA, WA 98513 (THURSTON)
(6031-00-01100)

Buyer: DIEP HUYNH
5419 Courtney St SE
Olympia, WA 98513

Seller: DEVYNA M. AGUON-MANGA AND KATHRYN A ELLIS, TRUSTEE FOR DICKSON U. MANG JR.
5506 6th Avenue S Suite 207
Seattle, WA 98108

Settlement Date: 10/31/2017
Disbursement Date: 10/31/2017

Seller			Description	Buyer		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$267,000.00	Sale Price of Property		\$267,000.00	
			Deposit			\$2,670.00
	\$2,350.00		Relo Asst to Devyna M Aguon-Manga and Dickson U Mang Jr.			
			Funds to close from Diep Huynh			\$36,013.04
			Prorations			
		\$577.61	County Taxes 10/31/2017 to 1/1/2018 @ \$1,714.19/Six Months		\$577.61	
		\$63.70	HOA Dues (Paid) 10/31/2017 to 1/1/2018 @ \$375.00/Year		\$63.70	
			Payoffs			
	\$240,295.94		Payoff of First Mortgage Loan to Wells Fargo Home Mortgage			
			Principal: \$238,770.00			
			Additional Proceeds: \$1,525.94			
			Commissions			
	\$9,345.00		Real Estate Commission to Lumin Brokers			
	\$6,675.00		Real Estate Commission to Better Properties			
			New Loans			
			Loan Amount to North American Financial Corp			\$253,650.00
			2.0590% of Loan Amount (Points)		\$5,221.50	
			Appraisal Fee to RAPID APPRAISAL MANAGEMENT SYSTEM	\$780.00		
			Credit Report to CREDIT INFORMATION SYSTEMS		\$82.95	
			VERIFICATION OF EMPLOYMENT to North American Financial Corp		\$80.00	
			Prepaid Interest (29.5346 per day from 10/31/2017 to 11/1/2017)		\$29.53	
			Homeowner's Insurance Premium (12 mo.) to SAFECO INSURANCE		\$547.00	
\$1,714.19			Property Taxes (6 mo.) to Thurston County			
			Homeowner's Insurance \$45.58 per month for 3 mo.		\$136.74	
			Property Taxes \$285.70 per month for 3 mo.		\$857.10	
			Aggregate Adjustment			\$0.02
			Underwriting Fee to North American Financial Corp		\$1,095.00	
			Title Charges			
	\$756.00		Title - Owner's Title Insurance to Thurston County Title			
	\$66.53		Title - Premium Sales Tax to Thurston County Title			
	\$1,450.00		Title - Settlement or Closing Fee (\$650.00 paid by Relocation Assistance) to WFG National Title Company of Washington, LLC		\$750.00	
			Title - Lender's Title Insurance to Thurston County Title		\$468.00	
			Title - Sales Tax on Lender's Premium to Thurston County Title		\$41.18	
	\$140.65		Title - Sales Tax on Settlement Fee Charges to WFG National Title Company of Washington, LLC		\$72.75	
			Government Recording and Transfer Charges			
			Recording fees: Deed \$75.00		\$75.00	
			Mortgage \$96.00		\$96.00	
	\$2,109.30		Excise Tax for Debtor to Thurston County			
	\$2,648.30		Excise Tax for Title holder to Thurston County			
			Recording fees: Deed \$85.00		\$85.00	
	\$272.00		Excise Tax to cover BK Trustee Fee to Thurston County \$272.00			
			Additional Settlement Charges			

	\$777.59		Payoff: HOA to (NA) Madrona Estates Homeowners Association			
	\$350.00		Payoff: Lienable Utilities to City of Lacey			
			BK Trustee Fee to Kathryn A Ellis, Trustee		\$15,000.00	
	\$255.00		Payoff: HOA to HomeWiseDocs.com			
	\$150.00		Payoff: HOA Transfer Fee to (NA) Association Services			
Seller				Buyer		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$1,714.19	\$267,641.31	\$267,641.31	Subtotals	\$780.00	\$292,279.06	\$292,333.06
			Due To Buyer		\$54.00	
	\$0.00		Due To Seller			
\$1,714.19	\$267,641.31	\$267,641.31	Totals	\$780.00	\$292,333.06	\$292,333.06